104.0	0003	0016.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,500 /	616,500
					USE VALUE:	616,500 /	616,500
					ASSESSED:	616,500 /	616,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVINE THOMAS F JR & DONNA A
Owner 2:	
Owner 3:	
Street 1:	339 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DI CECCA SALVATORE F/ ESTATE -
Owner 2:	-
Street 1:	2 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,490 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 912 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7490.000	165,200		451,300	616,500
Total Card	0.172	165,200		451,300	616,500
Total Parcel	0.172	165,200		451,300	616,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 675.99 | /Parcel: 675.9

Legal Description

User Acct 67019

GIS Ref

GIS Ref

Insp Date 09/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	165,200	0	7,490.	451,300	616,500	616,500	Year End Roll	12/18/2019
2019	101	FV	151,200	0	7,490.	451,300	602,500	602,500	Year End Roll	1/3/2019
2018	101	FV	151,200	0	7,490.	386,800	538,000	538,000	Year End Roll	12/20/2017
2017	101	FV	151,200	0	7,490.	361,000	512,200	512,200	Year End Roll	1/3/2017
2016	101	FV	151,200	0	7,490.	309,500	460,700	460,700	Year End	1/4/2016
2015	101	FV	150,500	0	7,490.	277,200	427,700	427,700	Year End Roll	12/11/2014
2014	101	FV	150,500	0	7,490.	256,600	407,100	407,100	Year End Roll	12/16/2013
2013	101	FV	150,500	0	7,490.	244,700	395,200	395,200		12/13/2012

!8278!

PRINT

Date	Time
12/10/20	22:51:28

LAST REV

Date	Time
09/09/20	15:26:46

mmcmakin

8278

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI CECCA SALVA	1561-55	1	8/10/2020	Estate/Div	595,000	No	No		
	1003-33		9/1/1985		140,000	No	No		Salvatore F DiCecca dod 11/27/2019

USER DEFINED

Prior Id # 1:	67019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2010	1044	Manual	4,264					ATTIC INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
9/14/2018	TTL REFUSAL	BS	Barbara S
2/13/2009	Meas/Inspect	372	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
7/23/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7490		Sq. Ft.	Site		0	70.	0.86	4									451,291						451,300	

Total AC/HA: 0.17195 | Total SF/SM: 7490 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,291 | Spl Credit | Total: 451,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	66421
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	224424
Depreciation:	59248
Depreciated Total:	165176

COMMENTS

PDAS SINKAND TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

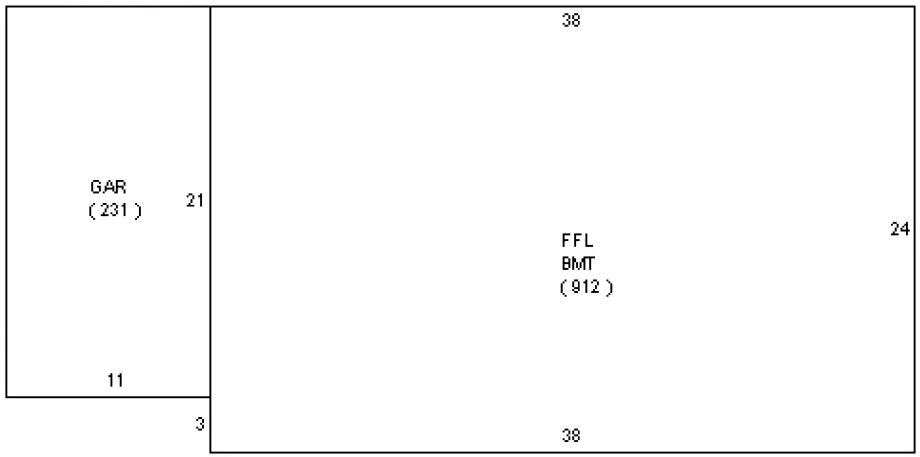
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	80.39
Final Total:	165200	Val/Su SzAd	181.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	38.470	35,086
FFL	First Floor	912	128.240	116,952
GAR	Garage	231	25.820	5,964

Net Sketched Area:	2,055		Total:	158,002	
Size Ad	912	Gross Are	2055	FinArea	912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0003-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc